168.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	723,400 /	723,400
USE VALUE:	723,400 /	723,400
ASSESSED:	723,400 /	723,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
286		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIMM JOEL G/TRUSTEE
Owner 2:	GRIMM FAMILY TRUST
Owner 3:	
Street 1:	286 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Asbestos Exterior and 1918 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	303,400		420,000	723,400
Total Card	0.138	303,400		420,000	723,400
Total Parcel	0.138	303,400		420,000	723,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.07 | /Parcel: 377.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111499
GIS Ref	
GIS Ref	
Insp Date	05/23/16

PREVIOUS ASSESSMENT

Parcel ID 168.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,400	0	6,000.	420,000	723,400		Year end	12/23/2021
2021	101	FV	293,000	0	6,000.	420,000	713,000		Year End Roll	12/10/2020
2020	101	FV	293,000	0	6,000.	420,000	713,000	713,000	Year End Roll	12/18/2019
2019	101	FV	229,600	0	6,000.	420,000	649,600	649,600	Year End Roll	1/3/2019
2018	101	FV	229,600	0	6,000.	354,000	583,600	583,600	Year End Roll	12/20/2017
2017	101	FV	229,600	0	6,000.	324,000	553,600	553,600	Year End Roll	1/3/2017
2016	101	FV	216,300	0	6,000.	276,000	492,300	492,300	Year End	1/4/2016
2015	101	FV	197,600	0	6,000.	240,000	437,600	437,600	Year End Roll	12/11/2014

!13020!

PRINT

Date	Time
12/30/21	15:59:59

LAST REV

Date	Time
09/06/16	15:49:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIMM JOEL	27045-482		2/5/1997	Family	100	No	No		A

USER DEFINED

Prior Id # 1:	111499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2014	1347	Addition	87,174					Build new 2 story
9/26/1995	560		3,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2016	Inspected	PT	Paul T
5/19/2016	Measured	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
6/9/2015	Permit Insp	PC	PHIL C
12/13/2008	Meas/Inspect	372	PATRIOT
5/8/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

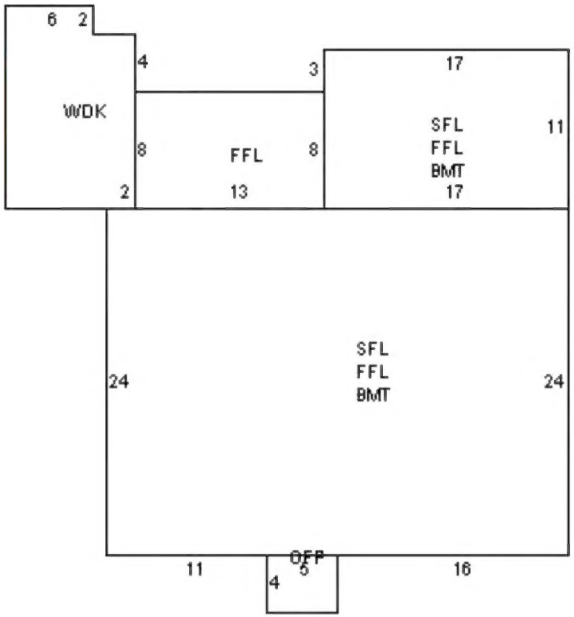
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PDAS OF=BMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19730258
Const Adj.:	0.96990299
Adj $ / SQ:	127.739
Other Features:	88537
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372724
Depreciation:	69327
Depreciated Total:	303397

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.74
Special Features:	0	Val/Su Net:	100.70
Final Total:	303400	Val/Su SzAd	158.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,059	127.740	135,276
BMT	Basement	955	38.320	36,597
SFL	Second Floor	859	127.740	109,792
WDK	Deck	120	13.900	1,668
OFP	Open Porch	20	42.680	854

Net Sketched Area:	3,013			Total:	284,187
Size Ad	1918.4999	Gross Area	3109	FinArea	1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

168.0-0006-0002.0

IMAGE

AssessPro Patriot Properties, Inc